

# COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS

## AGENDA ITEM TRANSMITTAL

(1) DEPARTMENT Planning and Building	(2) MEETING DATE March 14, 2006	(3) CONTACT/PHONE Martha Neder, Current Planning (805) 781-4576	
(4) SUBJECT Continued hearing to consider the Planning Commission Recommended Draft detailing proposed amendments to the Cambria and San Simeon Acres community plans portions of the North Coast Area Plan, Cambria Design Plan, and the Coastal Zone Land Use Ordinance, Title 23 of the San Luis Obispo County code.			
(5) SUMMARY OF REQUEST A request by the County of San Luis Obispo to 1) update and amend the Cambria and San Simeon Acres community plan portions of the North Coast Area Plan (Part II of the Land Use Element and Local Coastal Plan, and part of the Circulation Element). The area plan is being updated to reflect current land use, transportation, population, environmental, and economic conditions and community desires within the communities of Cambria and San Simeon Acres. This planning area is bounded by the Monterey/San Luis Obispo County Line to the north, Point Estero to the south, and to the east, the Coastal Zone boundary below the main ridge or the Santa Lucia Range. The update includes a number of changes to goals, policies, programs, land use categories, combining designations, and planning area standards; 2) amend the Cambria Design Plan by a) revising and moving development standards to the area plan; and b) modifying various guidelines including those related to project design and the Moonstone Beach Drive streetscape; and 3) amend the Coastal Zone Land Use Ordinance, Title 23 of the San Luis Obispo County Code; Sections 23.05.050 and 23.06.100 regarding water quality and drainage; Section 23.05.062 regarding tree removal; Section 23.07.170 regarding development within or adjacent to environmentally sensitive habitats; and Section 23.07.172 regarding mineral extraction in wetlands. Supervisorial District No. 2			
(6) RECOMMENDED ACTION Consider the Planning Commission recommendation and take tentative action to approve the Cambria and San Simeon Acres community plan portions of the North Coast Area Plan, including related amendments to the Coastal Zone Land Use Ordinance and the Cambria Design Plan, as shown in Exhibits B, C, D, and E (these exhibits refer to documents on file with the clerk of the Board) based on the recommended findings in Exhibit A.; certify the Final Environmental Impact Report pursuant to the applicable sections of the California Environmental Quality Act (CEQA) Public Resources Code Section 21000 et seq with findings, as shown in the attached Exhibit G. Final action to occur at a subsequent hearing.			
(7) FUNDING SOURCE(S) Current Budget	(8) CURRENT YEAR COST \$162,494	(9) ANNUAL COST \$17,500	(10) BUDGETED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> N/A <input type="checkbox"/> NO
(11) OTHER AGENCY/ADVISORY GROUP INVOLVEMENT (LIST): North Coast Advisory Council, California Coastal Commission, county departments and agencies, local service providers, school districts, resource agencies, agricultural and environmental organizations, other federal, state, and local agencies.			
(12) WILL REQUEST REQUIRE ADDITIONAL STAFF? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, How Many? _____ <input type="checkbox"/> Permanent _____ <input type="checkbox"/> Limited Term _____ <input type="checkbox"/> Contract _____ <input type="checkbox"/> Temporary Help _____			
(13) SUPERVISOR DISTRICT(S) 1st, 2nd, 3rd, 4th, 5th, All		(14) LOCATION MAP <input checked="" type="checkbox"/> Attached <input type="checkbox"/> N/A	
(15) AGENDA PLACEMENT <input type="checkbox"/> Consent <input checked="" type="checkbox"/> Hearing (Time Est. 120 min.) <input type="checkbox"/> Presentation <input type="checkbox"/> Board Business (Time Est. _____)		(16) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions (Orig + 4 copies) <input type="checkbox"/> Contracts (Orig + 4 copies) <input type="checkbox"/> Ordinances (Orig + 4 copies) <input checked="" type="checkbox"/> N/A	
(17) NEED EXTRA EXECUTED COPIES? <input type="checkbox"/> Number: _____ <input type="checkbox"/> Attached <input checked="" type="checkbox"/> N/A		(18) APPROPRIATION TRANSFER REQUIRED? <input type="checkbox"/> Submitted <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A	

(19) ADMINISTRATIVE OFFICE REVIEW

OK Leslie Brown

C-4  
(3-14-06)



# SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

**TO:** BOARD OF SUPERVISORS

**FROM:** MARTHA NEDER, AICP, SENIOR PLANNER

**VIA:** JOHN EUPHRAT, AICP, DIVISION MANAGER, LONG RANGE PLANNING

**DATE:** MARCH 14, 2006

A handwritten signature in black ink, appearing to be "Jz", is located to the right of the "VIA:" line.

**SUBJECT:** Continued hearing to consider the Planning Commission Recommended Draft detailing proposed amendments to the Cambria and San Simeon Acres community plans portions of the North Coast Area Plan, Cambria Design Plan, and the Coastal Zone Land Use Ordinance, Title 23 of the San Luis Obispo County code.

## RECOMMENDATION

Consider the Planning Commission recommendation and take tentative action to approve the Cambria and San Simeon Acres community plan portions of the North Coast Area Plan, including related amendments to the Coastal Zone Land Use Ordinance and the Cambria Design Plan, as shown in Exhibits B, C, D, and E (these exhibits refer to documents on file with the clerk of the Board) based on the recommended findings in Exhibit A.; certify the Final Environmental Impact Report pursuant to the applicable sections of the California Environmental Quality Act (CEQA) Public Resources Code Section 21000 et seq with findings, as shown in the attached Exhibit G. Final action to occur at a subsequent hearing.

## DISCUSSION

This item is a continued hearing from the February 28, 2006 Board of Supervisor's meeting. At that hearing the Board of Supervisors heard the staff presentation and took public comment on the project. Please bring the Planning Commission Recommended Draft, Draft EIR, Final EIR and staff report package from that hearing.

## OTHER AGENCY INVOLVEMENT

Staff has coordinated with the NCAC, staff of the California Coastal Commission, county departments and agencies, local service providers, school districts, resource agencies, agricultural and environmental organizations, other federal, state, and local agencies. As a result, staff believes that the Planning Commission Recommended Draft satisfies all major concerns.

A large handwritten signature in black ink, appearing to be "C-4" followed by a stylized "g", is located to the right of the "OTHER AGENCY INVOLVEMENT" section.

## **FINANCIAL CONSIDERATIONS**

The Planning Commission Recommended Draft and EIR documents were prepared under consultant contracts. Staff and other related costs for this county-initiated amendment have been covered by prior and current department budgets.

## **RESULTS/IMPACT**

Approval of the Planning Commission Recommended Draft will enable submittal to the California Coastal Commission and, with their concurrence, result in a comprehensive revision of the Cambria and San Simeon Acres community plan portions of the North Coast Area Plan, together with related amendments to the Cambria Design Plan and the Coastal Zone Land Use Ordinance.

C-4  
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